

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|------------------------------------------|-----------|-------------|----------|--------------|-------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 13 | 18 | + 38.5% | 38 | 44 | + 15.8% |
| Closed Sales | 5 | 11 | + 120.0% | 23 | 30 | + 30.4% |
| Median Sales Price* | \$795,000 | \$1,240,000 | + 56.0% | \$1,050,000 | \$1,153,000 | + 9.8% |
| Inventory of Homes for Sale | 14 | 15 | + 7.1% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.8 | + 38.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 21 | - 27.6% | 38 | 38 | 0.0% |
| Percent of Original List Price Received* | 99.9% | 103.1% | + 3.2% | 99.2% | 99.9% | + 0.7% |
| New Listings | 16 | 19 | + 18.8% | 49 | 54 | + 10.2% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

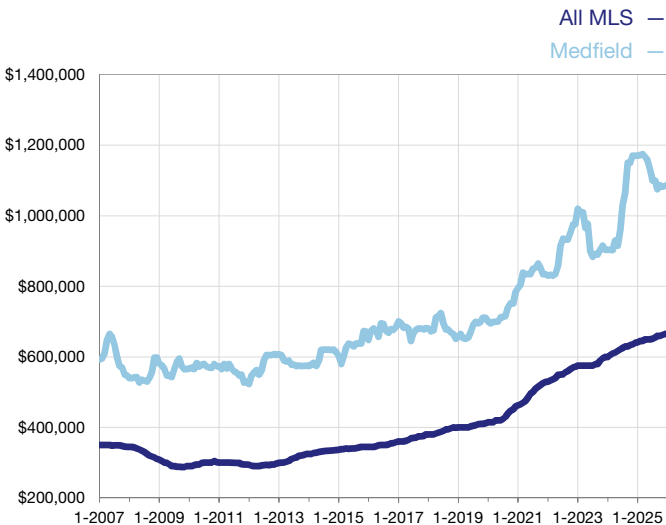
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 6 | 1 | - 83.3% | 11 | 7 | - 36.4% |
| Closed Sales | 2 | 4 | + 100.0% | 6 | 6 | 0.0% |
| Median Sales Price* | \$620,000 | \$825,000 | + 33.1% | \$857,500 | \$875,000 | + 2.0% |
| Inventory of Homes for Sale | 4 | 9 | + 125.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 4.3 | + 230.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 98 | 15 | - 84.7% | 95 | 17 | - 82.1% |
| Percent of Original List Price Received* | 102.5% | 103.6% | + 1.1% | 99.5% | 104.0% | + 4.5% |
| New Listings | 8 | 8 | 0.0% | 14 | 16 | + 14.3% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

